

January 9, 2017

Town of Forestburgh Planning Board
Town Hall
332 King Road
Forestburgh, NY 12777

Attn: Richard Robbins, Chairman

Re: Republic Lake Joseph, LLC –
2-Lot Subdivision, SBL #6-2-36.1
On St. Joseph Lake

Dear Chairman Robbins,

The above-noted parcel contains 442.9 acres and is situated along the easterly side of St. Joseph Lake and extends south of the lake across St. Joseph Road. (C. R. #108)

The property is vacant except for one eagles nest situated adjacent to the southeasterly corner of the lake.

The owner, Republic Lake Joseph, LLC, desires to subdivide the property into two (2) parcels, separated by the County Road, with the southerly side parcel #1 containing \pm 310.8 acres and the northerly side parcel #2 containing \pm 132.1 acres.

It is my understanding this matter requires a SEQR determination and subdivision approval from the town planning board. In this regard we have enclosed fifteen (15) copies of the following application documents:

1. "Republic Lake Joseph, LLC Subdivision Map" by Conrad, Close and Ewald, Land Surveyors, dated January 5, 2017. This map indicates the two (2) proposed subdivided parcels as well as the eagle nest protection zone which falls primarily in Tract #2.
2. USGS location map indicating parcel bounds.
3. Partial copy of tax map indicating subject property.
4. "Town Application" packet, dated January 9, 2017.
5. Short EAF, dated January 9, 2017.
6. Copy of town tax form for SBL #6-2-36.1.


GLENN L. SMITH, P.E.
Consulting Engineer, P.C.

(T) Forestburgh Planning Board
January 9, 2017
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It would be appreciated if this matter could be scheduled for the first available planning board meeting for review and discussion, preferably on Tuesday, January 24, 2017. It would also be appreciated if the subdivision fee of \$100 + \$50/lot = \$200; as well as the \$400 escrow fee, could be verified so those checks can be delivered to town hall.

Thank you for your consideration.

Very truly yours,



Glenn L. Smith, P.E.

GLS/mdc
Encl.

cc: Ken Dowling, Republic Lake Joseph
Jaci Ricciani, Planning Board Attorney
Tim Gottlieb, Planning Board Engineer

**TOWN OF FORESTBURGH
PLANNING BOARD
332 King Road
Forestburgh, New York 12777
845-794-0611 x23**

APPLICATION

Original page to be submitted to the Planning Board, copy to applicant

Date of Application: January 9, 2017 APPLICATION NO. 1

Applicant's name: Republic Lake Joseph, LLC

Applicant's address: 630 First Avenue, Suite 1, New York, NY 10016

Applicant's telephone: 516-532-7120 Email: kdowling1@optonline.net

Owner's name: Republic Lake Joseph, LLC Contact: Ken Dowling

Owner's address: 25 Long Ridge Road, Old Brooksville, NY 11545

Owner's telephone: 516-532-7120 Email: kdowling1@optonline.net

Address of Project: St. Josephs Road (Co. Rd. 108)

Section: 6 Block: 2 Lot: 36.1 Zone: RR-1

Existing Use: Vacant Land

Proposed Use: Same, Subdivide into two (2) parcels separated by C.R. 108

Nature of Project (check one):

Lot Line Change _____
Subdivision X _____ Special Use Permit _____
Site Development Plan _____ Other _____

The following must be submitted to the Planning Board (c/o the Forestburgh Town Clerk) in pre-packaged envelopes ready for mailing (SEE PAGE 4 OF APPLICATION FOR INSTRUCTIONS):

- 1) Letter of explanation
- 2) Short-Form EAF (blank attached)
- 3) Proof of ownership or written permission
- 4) Site Plan
- 5) Estimated cost of project
- 6) Receipt of fees paid ____ (Fee must be paid at time application is filed.)
Fee scheduled attached.

FOR OFFICE USE ONLY:

FEE PAID \$ _____ DATE PAID: _____ RECEIPT NO: _____

TOWN OF FORESTBURGH

INSTRUCTIONS FOR APPLICANT TO THE PLANNING BOARD

(PLEASE NOTE: Paragraphs 1-4 are to be filled in by the person distributing this application.

1. Name of applicant: Republic Lake Joseph, LLC
2. Date applicant receives this form: January 9, 2017
3. Date of next planning board meeting: January 24, 2017
4. Applicants must submit all required materials to the Town Hall on or before 12:00 PM (noon) of 1/5/17 (date determined by computing Twenty (20) calendar days before the next Planning Board meeting). If the submission date falls on a holiday, then the last business day before the holiday becomes the last day to submit, otherwise the Planning Board may determine to delay consideration or review of the application until the following meeting.

GENERAL INFORMATION

Applicant can expect a minimum of two (2) complete meetings conducted over a period of two (2) months to obtain a decision with the following schedule:

- a. APPEARANCES BEFORE THE PLANNING BOARD MUST BE PRECEDED BY NOTICE TO THE PLANNING BOARD CHAIR 20 DAYS IN ADVANCE OF ALL MEETINGS.
- b. First Planning Board meeting starts at 7:00 PM.
- c. The application and escrow fees must be paid before being placed on any agenda.
- d. Public hearing discussion prior to the public hearing and some public hearings will extend beyond a single meeting.
- e. Decision may be rendered the night of the public hearing. However, the Board may adjourn action on application up to forty-five (45) days after the date the public hearing is closed. This period of deliberation may be extended by mutual consent of the Applicant and the Planning Board.
- f. Applications that have not received consideration by the Planning Board, (i.e., that have not been discussed, reviewed, commented upon, revised, or approved), due to the Applicant's non-appearance before, failure to provide requested materials, and/or failure to request action by the Planning Board, may be deemed abandoned at the discretion of the Planning Board after six (6) months without further notice. If an application is deemed abandoned, applicant will be so advised and any unused escrow funds will be returned to the applicant. Thereafter, the Applicant will have to file a new application with all fees and regulations as required without "credit" for application or other fees previously paid in order to pursue the requested approvals.
- g. Applicants are encouraged to check subsequent Planning Board minutes while their application is pending. Minutes are available at the Town website, www.forestburgh.net and also at Town Hall.

TOWN OF FORESTBURGH
INSTRUCTIONS FOR APPLICANT TO THE PLANNING BOARD (cont.)

PRE-MEETING SUBMISSIONS:

- 1) Twenty (20) days prior to the first meeting, copies of the following (see page 4) must be submitted to the Planning Board (c/o the Forestburgh Town Clerk) in pre-packaged envelopes ready for mailing:
 - a) Completed application
 - b) Letter briefly explaining the project
 - c) Short form EAF (Environmental Assessment Form)
 - d) Proof applicant(s) own property involved, or written permission from owner
 - e) Copies of site plan - each plan folded

THE APPLICATION FEE MUST ALSO BE PAID AT THIS TIME

Applicant or a representative must appear at the first meeting to present applicant's request.

- a) Either a public hearing or supplementary review meeting will be scheduled.
- b) Revised site plans may be requested. All requested information or revisions must be submitted to the Planning Board (c/o the Forestburgh Town Clerk) in pre-packaged envelopes ready for mailing **NO LATER THAN Twenty (20) days** prior to the next scheduled meeting and/or public hearing. If not submitted on time, discussion on the project revisions and/or the public hearing will not be held and will be rescheduled to the next meeting.

PRIOR TO THE PUBLIC HEARING:

- 1) After the Planning Board schedules applicant's public hearing, go to the Assessor's Office (Town Hall) the next day for information on obtaining a list of property owners to whom applicant must forward applicant's mailings.
- 2) At least *Twenty (20) days* before the date of the public hearing, each owner appearing on the Assessor's list with property within 500' of applicant's property (including property across a street, road or highway) must be forwarded a copy of the Public Hearing Notice by mail. Proof of mailing to each owner must be submitted and presented to the Secretary of the board prior to the public hearing.
- 3) The Planning Board will place a public notice in the legal section of the official newspaper of the Town of Forestburgh and post the notice in Town Hall as notification to the general public.

NOTE:

If twenty (20) days prior to the public hearing applicant has not submitted any and all additional information or revised plans requested to the Planning Board (c/o the Forestburgh Town Clerk), mailings to surrounding property owners should not be sent as no hearing will be conducted in the absence of such additional information.

IMPORTANT:

Per zoning Law relative to Commercial Applications - "An approval of a site development plan by the planning board shall expire unless a building permit is secured within six (6) months of approval, and unless actual construction is begun within nine (9) months of approval."

NUMBER OF SUBMISSIONS REQUIRED FOR NEXT MAILING

ALL SUBMISSIONS MUST BE RECEIVED IN THE TOWN HALL NO LESS THAN 20 CALENDAR DAYS BEFORE THE PLANNING BOARD MEETING IN WHICH THE APPLICANT IS SCHEDULED TO APPEAR and ALL SUBMISSIONS MUST BE IN UNSEALED MAILABLE ENVELOPES

NAME OF APPLICANT: Republic Lake Joseph, LLC DATE: January 9, 2017

Forestburgh Planning Board Members	(5)
Planning Board File Copy	(1)
Town Supervisor	(1)
Highway Superintendent	(1)
Forestburgh Fire Department Chief	(1)
Forestburgh Code Enforcement Officer	(1)
Commissioner, Sullivan County Division of Planning & Environmental Management	()
NYS Dept. of Transportation	()
NYS Dept. of Environmental Conservation	()
US Army Corps of Engineers	()
NYS Department of Health	()
Planning Board Chairman of Neighboring Townships	()
SEQR Interested Parties	()
Other: _____	()

TO DETERMINE THE TOTAL NUMBER OF COPIES TO BE DELIVERED TO THE TOWN HALL,
ADD UP NUMBERS IN ().

IN ADDITION, 2 PACKETS MUST BE MAILED OUT DIRECTLY BY THE APPLICANT: NOTE: In addition to the above number of copies, the applicant is also responsible for mailing submission packets directly to the below recipients. These submissions must be received at the addresses listed below no less than 20 calendar days before the Planning Board meeting in which the applicant is scheduled to appear. please allow ample time for mailing:

RICCIANI & JOSE
Ken Klein Law *ST. JOHN ST*
ATT: Ken Klein, Esq. *Monticello NY*
Attorney for the Town *12701*
P.O. Box 600
Jeffersonville, NY 12748

Joseph Gottlieb, P.E., P.C.
Senior Project Engineer
P.O. Box 76
Monticello, NY 12701

If applicant's packets are not submitted by the stated date, the Planning Board may determine to delay consideration or review of applicant's application until the following meeting.

TOWN OF FORESTBURGH PLANNING BOARD FEES
(Established June 11, 2015)

ZONING & SUBDIVISION BOOKS.....\$25.00

ZONING & SUBDIVISION FEES:

SITE PLAN APPLICATION:.....\$325.00

→ **SUBDIVISION FEES:**

PRELIMINARY PLAT APPLICATION:.....\$100.00

EACH ADDITIONAL LOT:.....\$50.00

ZONING VARIANCE APPLICATION:.....\$ 50.00

SUBDIVISION FEES:

PARKS AND PLAYGROUNDS FEE - PER LOT.....\$200.00

DRIVEWAY PERMITS:.....\$ 25.00

CERTIFICATE OF OCCUPANCY/VIOLATION SEARCH.....\$ 50.00

TOWN OF FORESTBURGH ESCROW FEES
(Established April 1, 2014)

THE FOLLOWING ESCROW FEES WOULD BE CHARGED TO THE APPLICANTS FOR THE TOWN'S ENGINEER AND ATTORNEY:

1. SITE PLAN REVIEWING ONLY - \$750.00.
2. SITE PLAN REVIEW AND SPECIAL USE PERMIT - \$1,500.00.
3. SUBDIVISION OF FOUR (4) LOTS OR LESS - \$400.00.
4. SUBDIVISION OF FIVE (5) LOTS OR LESS - \$1,500.00

The same escrow fee will be charged for both the Engineer and the Attorney. Thus, the total escrow that an applicant would pay at the time that an application is filed with the Town Clerk for a site plan review would only be \$1,500.00.

ALL CHECKS MUST BE MADE PAYABLE TO: *Town of Forestburgh*

**TOWN OF FORESTBURGH PLANNING BOARD
REQUEST FOR APPROVAL OF
FIRE CHIEF OF FIRE DISTRICT OF PROJECT LOCATION**

Applicant: Republic Lake Joseph LLC

Location: St. Josephs Road (Co. Rd. 108)

Tax Map Parcel: 6 - 2 - 36.1

Drawing Entitled: Republic Lake Joseph LLC Subdivision

Prepared By: Conrad, Close and Ewald Land Surveyors, P.C.

Drawing Reviewed: _____ **Last Revised:** 1/5/2017

Recommended _____ **Not Recommended** _____

Approved With Comments _____

Additional Comments: _____

Signature
Fire Chief of Fire District
Of Project Location

Date

cc: Planning Board, Town of Forestburgh
Code Enforcement Officer, Town of Forestburgh

**TOWN OF FORESTBURGH PLANNING BOARD
REQUEST FOR APPROVAL OF
SUPERINTENDENT OF HIGHWAYS
OF THE TOWN OF FORESTBURGH**

Applicant: Republic Lake Joseph LLC

Location: St. Josephs Lake Road (Co. Rd. 108)

Tax Map Parcel: 6 - 2 - 36.1

Drawing Entitled: Republic Lake Joseph LLC Subdivision

Prepared By: Conrad, Close and Ewald Land Surveyors

Drawing Reviewed: _____ **Last Revised:** 1/5/2017

Recommended _____ **Not Recommended** _____

Approved With Comments _____

Additional Comments: _____

Signature
Fire Chief of Fire District
Of Project Location

Date

cc: Planning Board, Town of Forestburgh
Code Enforcement Officer, Town of Forestburgh


617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Republic Lake Joseph, LLC 2-Lot Subdivision			
Project Location (describe, and attach a location map): St. Josephs Road (C.R. #108), (T) Forestburgh			
Brief Description of Proposed Action: Request subdivision approval for an existing 442.94 acre vacant parcel situated on southeasterly side of St. Joseph Lake to create two (2) parcels comprising approximately 310.8 acres and 132.1 acres, respectively, separated by St. Josephs Road (County Road #108).			
Name of Applicant or Sponsor: Republic Lake Joseph, LLC		Telephone: 516-532-7120 E-Mail: kdowling1@optonline.net	
Address: 630 First Avenue, Suite 1			
City/PO: New York		State: NY	Zip Code: 10016
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			442.9 acres
b. Total acreage to be physically disturbed?			0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			442.9 acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Glenn L. Smith, P.E., Project Engineer</u>		Date: <u>January 9, 2017</u>
Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>



Property Description Report For: Lake Joseph, Municipality of Forestburgh

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 483000
Tax Map ID #: 6.-2-36.1
Property Class: 322 - Rural vac>10

Total Acreage/Size: 442.94
Land Assessment: 2016 - \$19,932
Full Market Value: 2016 - \$221,467
Equalization Rate: ----

Site: RES 1
In Ag. District: No
Site Property Class: 322 - Rural vac>10
Zoning Code: 1
Neighborhood Code: 00002
School District: Monticello
Total Assessment: 2016 - \$19,932

Deed Book: 3637
Grid East: 397040

Property Desc: Vacant Land Fo 6.-2-36 waterfront
Deed Page: 156
Grid North: 578519

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners
 Republic Lake Joseph LLC
 630 First Ave Ste 1
 NY NY 10016